

MINUTES
DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE
CITY HALL 3rd FLOOR CONFERENCE ROOM
July 18, 2023

Minutes of the Downtown Lawton Architectural Review Committee meeting held July 18, 2023, in the City Hall 3rd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 2:01 p.m. by Dr. Ernest Sheppard.

ROLL CALL

MEMBERS PRESENT: Dr. Ernest Sheppard
 Joe Abshere
 Jacob Brox
 Jesse Cross

MEMBERS ABSENT: John Purcell

ALSO PRESENT: Madison Aust, Recording Secretary
 Gregory Gibson, City Attorney
 Kameron Good, Senior Planner
 Charlotte Brown Director Planning/Community Services
 Cindy Augustine Real Property Coordinator
 Christina Ryans-Huffer Planning Administrative Assistant II
 Christine Langston CDBL, Inc

2. Verify posting of meeting accord to the Open Meetings Act (Title 25, Okla. Statutes 301-314)

The meeting was posted July 12, 2023, at 4:45 pm by Kobe Humble.

3. Establish Quorum

4 (four) of 5 (five)

4. Approval of April 18, 2023, minutes.

Motion by Cross, Second by Brox, to approve the minutes as written from the April 18, 2023, meeting. **Aye:** Brox, Cross, Sheppard, **Nay:** None **Abstained:** Abshere **Motion Passed.**

Business

5. Consider approving a Certificate of Architectural Conformance for a new construction building and signage to be located at the southeast corner of SW 2nd Street and SW A Avenue, also known as 104 SW 2nd Street Lawton, OK 73501.

Good stated application of a Certificate of Architectural Conformance for Southern Oklahoma Brewery for Architectural Conformance at the southeast corner of SW 2nd Street and SW A Avenue. I have Ms. Langston here, with CDBL, she is representing Southern Oklahoma Brewery. They are the contractor on this. They do proposed to have the red brick. She has the materials here for you to see. As well as they are proposing to do some portions with EIFS. The signs will be building mounted, and they are white block letters. There is no proposed monument signs. There was a use proposed to the City Planning Commission on May 11, 2023, for the brewing company to go in this location in the D-6 Urban Renewal Plan under the Mixed Use District and this was determined to be similar in nature to an existing use. Any question for me.

Brox stated when is construction slated.

Langston stated they are currently working towards financing, and we look to put this out to bid probably within the next 2 (two) to 3 (three) weeks and construction should start shortly thereafter.

Sheppard stated so can you hold up your materials for us. Go ahead and tell us about what's going on.

Langston stated the brick that they chose is this Summer Vineyard, which follows in your realm of red brick. We have this as the choice they wanted and the EIFS color they chose compliments that brick pretty readily. I think it will look pretty downtown. These are the only 2 exterior features that are on the building so this is primary what you'll see on the building and the EIFS portion is where you'll see the white block lettering that says Southwest Oklahoma Brewery and that is in this darker area here. There are 2 (two) locations on the building that has the EIFS. Actually there's 3 (three) both the signage locations and there is just a small piece of EIFS above the window. The exterior seating, if you look at your rendering, you can see little gray patches above the windows on the exteriors.

Sheppard stated how about the fence. Can you tell us a little bit about that.

Langston stated it's a horizontal wood fence.

Cross stated just like it's depicted.

Langston stated yes. They wanted some spacer between the wood fence, just a little bit, just to add some air. A little bit of visibility, a little bit of light.

Sheppard stated is wood, Kameron, approvable.

Good stated acceptable for the fence.

Langston stated I believe it's a composite type of material. It's not exact wood, it's a vinyl composite that has a wood appearance.

Brown stated in the past when we've seen them, they've not been approved.

Sheppard stated because we had a wood fence at the daycare center and then we were contesting one on 2nd Street behind that other building that was wood fence.

Brown stated yes.

Cross stated that was slate wood, she said it was composite.

Brown stated but it still wood appearance. Typical things the Board as approved in the past has been wrought iron with brick columns.

Cross stated is there plans to do that in the future.

Langston stated to change it from wood to metal fencing.

Cross stated correct.

Langston stated we can bring it up for discussion. They're very good people I'm sure we can talk to them about it.

Good stated the only other thing that I would like to note, is when they go through the building review process the dumpster enclosure would be required to have a gate front because it's street facing.

Cross stated gate front and turning radius for the trucks.

Abshere stated it looks like they turn in and back out.

Good stated right now there is no gate shown. We haven't seen the actual building plans yet but that would be part of the review, would be to require a fully enclosed front with a gate.

Langston stated there will be a gate. We just haven't got that (inaudible).

Brox stated where is this place at.

Abshere stated it's where the Avenue C Glass Building was. They're tearing down the awning and using that existing building as the front here and then adding on to the back.

Sheppard stated which way does it face.

Abshere stated it faces 2nd Street.

Good stated as you can see in this picture, this landscaping corner is already existing.

Abshere stated that's 2nd Street.

Good stated that's the southeast corner of 2nd and A. Intersection of Southwest A and 2nd.

Good stated that's the existing and everything else will be built on.

Langston stated it's the Tap Room, is what they're calling it, the building that is existing. It's got interior old architectural elements. Some really cool beams and things like that so they're going to leave those exposed. That's what they want to show the public that piece of that building. So that's the Tap Room, the taller building is the (inaudible) house.

Sheppard stated that looks like what we're after. Only two concerns that's the wooden fence would be number one and number two is the color of the EIFS. I'd like to see a lighter color, but I understand why you're going with that. So, that your letters in white show up. Are those signs back lit.

Langston stated the ones in the channel letters they're lit. (inaudible)

Abshere stated yes, they're lit.

Sheppard stated we would like to see something more substantial on the fence.

Brown stated you can approve the building now without the fence and they can come back after she has a chance to visit with them about the fence.

Langston stated you can do that.

Brown stated yes, we can do that.

Sheppard stated staff can give you an idea what we've done in the past.

Langston stated I'm sure they wouldn't be completely opposed to the metal fence with the brick columns if that's the way we go.

Brown stated with the wrought iron you can still get that air movement.

Langston stated metal panel, I'm not sure if their budget will allow for brick columns, they are kind of pricey. So, we might just use like steel poles.

Brown stated you could do like a faux brick on it as well. We've seen that as well.

Langston stated I will visit with them on the fence.

Brox stated that being said I move to approve.

Brown stated without the fence.

Brox stated without the fence.

Good stated do we have a specific look to the gate. Do we have color or anything like that.

Sheppard stated to match the fence. Iron on the gate

Abshere stated I'll second.

Sheppard stated so, Mady our motion then you'll word carefully. So, it's going to be, motion to approve the building with fence coming at a separate time and gate for approval.

Cross stated is the only sign the one on the building.

Langston stated there is 2 (two) on the building. No monument sign and their logo will be painted on the EIFS. That little triangle shape.

Sheppard stated I noticed it looks like they're going to have to pull over the curb to get to the trash. Is that correct.

Good stated it's alley.

Langston stated it's alley.

Sheppard stated it shows a curb there. So, we have a motion and a second. Any further discussion.

Motion by Brox, Second by Abshere, to approve a Certificate of Architectural Conformance for building only without approval for fence and gate for dumpster site for new construction building and signage to be located at the southeast corner of SW 2nd Street and SW A Avenue, also known as 104 SW 2nd Street, Lawton, OK 73501. **Aye:** Cross, Sheppard, Abshere, Brox, **Nay:** None, **Motion Passed.**

6. Reports.

Sheppard stated any reports or comments from staff.

Brown stated I don't have anything.

7. Adjournment.

Motion by Cross, Second by Brox, to adjourn the meeting, **Aye:** Sheppard, Abshere, Brox, Cross, **Nay:** None, **Motion passed.**

With no further business the meeting was adjourned at 2:12pm.

